

Dalton Woods Homeowner's Association

Board of Directors ZOOM Meeting Minutes

Monday, April 26, 2021

Board members in attendance:

- Tracy Earls
- Bruce Brown
- Tom Northey
- Jami Brady
- John Elfring – joined after meeting called to order

Other Attendees:

- Toni Sponheimer– Leland Management

Call to Order:

- Meeting was called to order by Tracy Earls at 6:35pm.

Establish Quorum:

- A quorum was established with the presence of 4 board members.

Proof of Meeting Notice:

- Meeting notice was posted at the front entrance/exit of the community 48 hours in advance on Friday, April 23, 2021 and posted to the website same day.

Approval of Meeting Minutes:

- A motion was made by Bruce Brown and seconded by Tracy Earls to approve the meeting minutes from the February 1, 2021 meeting. Motion was unanimously approved by all directors' present.

Architectural Requests:

- A motion was made by Bruce Brown and seconded by Tracy Earls to ratify the following architectural requests that were approved/rejected in the interim:

○ 5186 SE 44th Cir	Exterior Painting	APPROVED
○ 5022 SE 44th Cir	Tree Removal	APPROVED
○ 5341 SE 44th Cir	Tree Removal	APPROVED
○ 5165 SE 47th Court Rd	Tree Removal	APPROVED
○ 4930 SE 44th Cir	Roof	APPROVED
○ 5005 SE 44th Cir	Shed	REJECTED
○ 5074 SE 44th Cir	Tree Removal	APPROVED
○ 5131 SE 44th Cir	Exterior Painting	APPROVED
○ 5238 SE 44th Cir	Landscaping	APPROVED
○ 5509 SE 44th Cir	Exterior Painting	APPROVED
○ 5470 SE 44th Cir	Tree Removal	APPROVED
○ 5568 SE 44th Cir	Tree Removal	APPROVED
○ 5274 SE 44th Cir	Roof	APPROVED

Old Business:

- Bruce Brown made a motion and Tom Northey seconded to authorize Authority Tree Service to perform the tree trimming at the front entrance provided the total not to exceed \$1500. Motion unanimously approved by all directors.

New Business:

- The Board discussed MRTA as this is the first BOD meeting after the 2021 Annual Meeting. The association will not need to preserve the covenants and restrictions in the New Declaration by filing the appropriate MRTA notice until 2030.
- Tracy Earls made a motion and Bruce Brown seconded to approve the proposed records request policy. Motion passed by all directors.
- John Elfring made a motion and Jami Bracy seconded to speak to the attorney re: vehicles in the garage and owner's guest causing disturbances. Motion passed by all directors.

Adjournment:

- With no further business to discuss, a motion for adjournment was made by John Elfring and seconded by Jami Brady. Motion was unanimously approved by all directors and meeting was adjourned at 7:38pm.

Next meeting scheduled for June 7th, 2021 at 6:30pm via ZOOM

Respectfully submitted by Toni Sponheimer, LCAM